

ADMINISTRATIVE DESIGN REVIEWS

Checklist #2- Communication Tower Design Standards

Yard, separation, and height restrictions may be waived providing the following standards are met:

For all communication towers which do not have permanent staff assigned to the facility, parking, screening, landscaping, and buffering requirements may be waived providing dust control measures are applied if required by the Clark County Air Pollution Control Division, except that screening and landscaping is required if the facility exceeds one acre.

Any communication tower may provide a security fence or wall.

The communication tower shall be structurally designed to accommodate more than one antenna array.

The communication tower shall be designed to be architecturally compatible with the surrounding buildings and land uses in the zoning district or otherwise integrated, through location and design, to blend in with the existing characteristics of the site to the extent practical.

The communication tower shall be painted with a color generally matching the surroundings or background that minimizes its visibility, unless a different color is required by the Federal Communication Commission or Federal Aviation Administration.

No signals, lights or signs shall be permitted on towers unless required by the Federal Communication Commission or Federal Aviation Administration; however, this shall not be construed to prevent the mounting of an antenna on a legally permitted signal, light, or sign.

Ground level equipment, buildings and the tower or antenna base shall be screened so as not to be visible from streets and residential development.

The communication tower shall be setback a minimum distance of 40' from any street, except towers within a public utility substation need only be setback 10' from a street.

The communication tower shall be setback a minimum distance of:

- Not less than 300% of the height of the tower from a residential development not located on property the tower is located upon when the development is at least a 2 acres; or
- Not less than 200% of the height of the tower from a residential development not located on property the tower is located upon when the development is less than 2 acres; **but**
- Need not be setback more than 75% of the width of the lot. For the purpose of this requirement, the width of the lot shall be the distance from the property line that abuts or is closest to a residential development, to the property line on the opposite side of the lot.

The height of communication towers may exceed district restrictions providing:

- Towers on public property have no maximum height.
- The maximum height for towers on commercial or industrial property doesn't exceed 80' for a tower if designed to be a collocated tower.
- Towers within utility substations cannot exceed the height of the highest power pole by more than 20'.
- The communication tower must be separated by at least six hundred feet from another communication tower.

NON-COMPLIANCE TO ANY OF THE ABOVE STANDARDS REQUIRES A USE PERMIT FOR APPROVAL.